

**Hamilton Conservation Commission
Minutes of Meeting of October 22, 2014
Meeting held at Hamilton Town Hall**

Commissioners present:

Richard Luongo, Chair, Virginia Cookson, Bob Cronin, Keith Glidden, George Tarr.

Staff present:

Jim Hankin, Conservation Agent

Others present: David Santomenna, Essex County Greenbelt Association

Richard Luongo opened the meeting at 7:00 p.m.

Conservation Restriction

375 Bridge Street

John and Susan Gardner Owners,

David Santomenna, Essex County Greenbelt rep.

David Santomenna presented a proposed conservation restriction over portions of the property at 375 Bridge Street. The draft CR has been sent to the state for approval. Discussion ensued on improvements on the property including a caretaker's dwelling, outbuildings, primary residence, garage, and small barn. A woodshed is within the restriction area. There is an existing trail system shown on the CR plan. .

Highpoints of the property consist of large open field and significant meadows and knolls, with stream corridors that run under Bridge Street to Miles River. There is a large amount of wetland at the site. The restriction is 67 acres with envelope around the existing house and caretaker's property to retain some development potential on the site. There is also a restriction held by the Hamilton Wenham Open Land Trust on adjacent land. Bridge Street is a designated scenic road in Hamilton. The trail gets a meaningful amount of use and provides a connection to Chebacco Woods.

The CR package has been submitted to the state and ECGA is awaiting a response. The Board of Selectmen is required to approve the CR. The intent is to complete the restriction by the end of the calendar year. The building envelopes are unrestricted. Discussion ensued on once final state approval is received and CR is recorded, some point in the future an ANR could be pursued for the lots in the building envelopes. Also addressed were wet meadow and other areas of wetland on the site. Discussion addressed how the restriction would allow haying (commercial agricultural use). Mr. Hankin noted that, the CR notwithstanding, any land use activity has to meet WPA standards and other applicable zoning by-laws.

Mr. Hankin commented on the location of the trail and if plan would have to be revised if trail was moved. Mr. Santomenna replied that is signage for the trail now noting its location, and metes and bounds are known, making it unlikely that the trail would location would be changed. A copy of the baseline report that grantor and grantee sign off on will be provided

to the Commission when it is compiled as well as a full size plan. Mr. Santomenna will create the Municipal Certification form and provide it to the Commission. He noted that both ECTA and Hamilton Wenham Land Trust have considered the restriction and are supportive.

Keith Glidden moved that the Commission recommend to the Board of Selectman that this restriction be approved. Virginia Cookson seconded the motion. The Commission voted unanimously in favor of the motion.

Emergency Certification

30 Lincoln Ave.

Demolish condemned garage in buffer zone

HCC to consider ratification of the Certification

The Commission recently issued Negative Determination for knotweed removal and one hemlock to be removed at this location. At that meeting condemnation of the failed garage on the lot was also discussed. The Building Inspector condemned the garage and Conservation Agent Jim Hankin issued an Emergency Certification to demolish the garage only. Conditions include: inspection by Mr. Hankin when demolition is complete, site be stabilized when the demolition is done, and erosion controls placed during project work at the site (this has been done). Discussion addressed how the cement floor would come out and gravel installed to allow for car to be parked in area.

Ms. Cookson moved that the Commission ratify the Emergency Certification relative to demolition of garage. Mr. Glidden seconded the motion. The Commission voted unanimously in favor of the motion.

Acceptance of minutes of September 24, 2014

Ms. Cookson moved to accept the minutes of September 24, 2014 as written. George Tarr seconded the motion. The Commission voted unanimously in favor of the motion.

Coordinator's Report

Mr. Hankin described how Patrick Reffett has been hired as Director of Planning and Inspections. Also, more office space could be created in the Memorial Room at Town Hall so future Commission meetings may be moved to the Senior Center.

Bob Cronin moved to adjourn. Mr. Tarr seconded the motion. The Commission voted unanimously in favor of the motion. Commission adjourned at 7:35 p.m.

Minutes submitted November 4, 2014 by Jane Dooley